

City of Renton, Shoreline Master Program



City of Renton, Shoreline Master Program

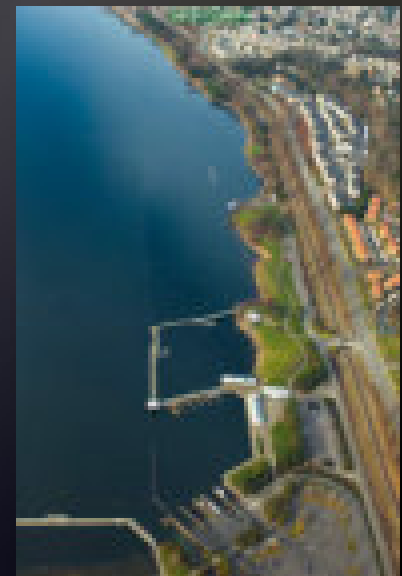
Washington's Shoreline Management Act (SMA)

was adopted by the public in a 1972 referendum

"to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines."

The SMA incorporates four broad policies:

- ☐ Encourage water-dependent uses
- ☐ Protect shoreline natural resources
- ☐ Promote public access
- ☐ Provide for restoration of ecological functions



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Renton's Shoreline Master Program (SMP)

Original SMP adopted in January 1977

- ☐ December 1983 major SMP update
- ☐ Amendments in 1990, 1996, 1997, and 1998
- ☐ In May 2005 Critical Areas Regulations adopted into the SMP. Not yet approved by the Department of Ecology and are not in effect
- ☐ January 2008 began current update



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Update Process

- ☐ Initial Public Involvement - Now
- ☐ Inventory/Characterization - Now to July 2008
- ☐ Assessment of Options - Sept 2008 to Early 2009
- ☐ Draft Shoreline Master Program - Mid 2009
- ☐ Review & Adoption - Mid to Late 2009



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Public Involvement

- ☐ Initial Public Involvement
 - ❖ Will mail notice and survey
 - ❖ Public Meeting – April 30
 - ❖ Identification of key issues
- ☐ Inventory/Characterization
 - ❖ Public Meeting
 - ❖ Identification of key issues
- ☐ Assessment of Options
 - ❖ Public Meetings
 - ❖ Focus Groups
- ☐ Draft Shoreline Master Program
 - ❖ Public Meetings
- ☐ Review & Adoption



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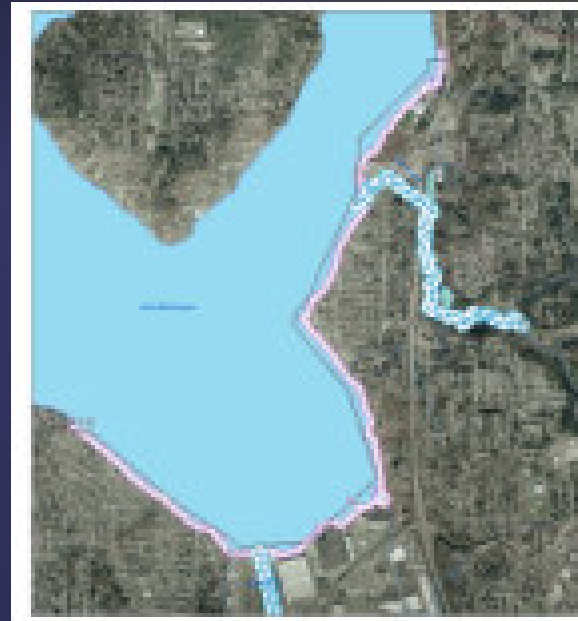
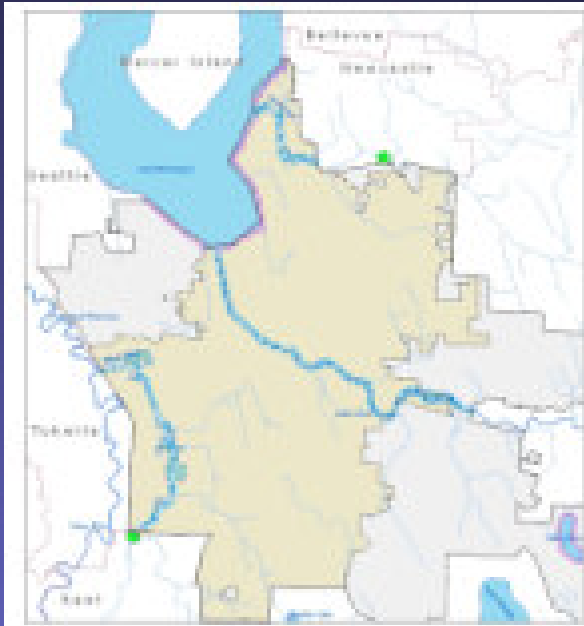
Planning Commission & City Council

- ☐ Orientation
 - ❖ Work Program
 - ❖ Identification of key issues
- ☐ Inventory/Characterization
 - ❖ Findings
 - ❖ Identification of key issues
- ☐ Assessment of Options
 - ❖ Comprehensive Plan and Code Options
 - ❖ Reach-Based Regulations
- ☐ Draft Shoreline Master Program
 - ❖ Public Hearings
- ☐ Review & Adoption
 - ❖ Public Hearings



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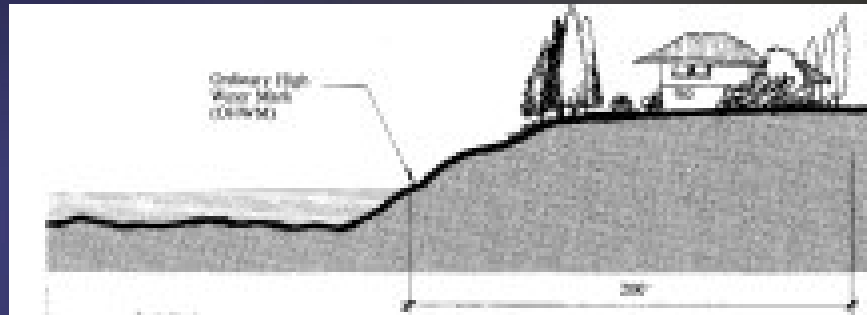
Where does the SMA apply?



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Where does the SMA apply?

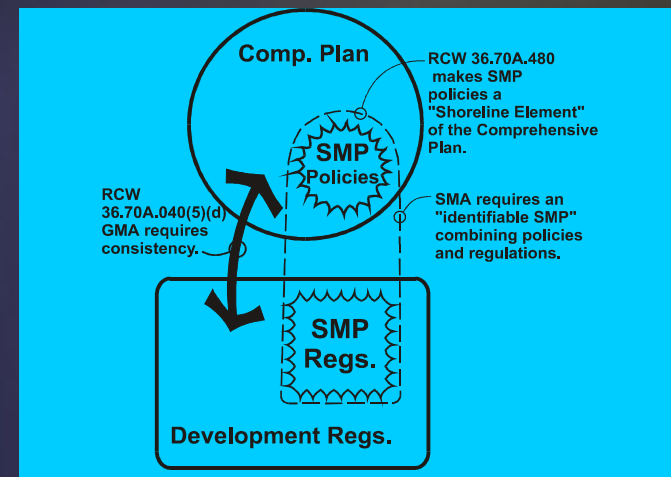
- ❑ Lakes larger than 20 acres, Streams with greater than 20 cubic feet per second mean annual flow;
- ❑ Upland areas called shorelands that extend 200 feet landward from the edge of these waters; and
- ❑ The following areas when they are *associated* with one of the above:
 - ❖ Biological wetlands and river deltas; and
 - ❖ Some or all of the 100-year floodplain including all wetlands within the 100-year floodplain



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Why Update the Shoreline Master Program (SMP)?

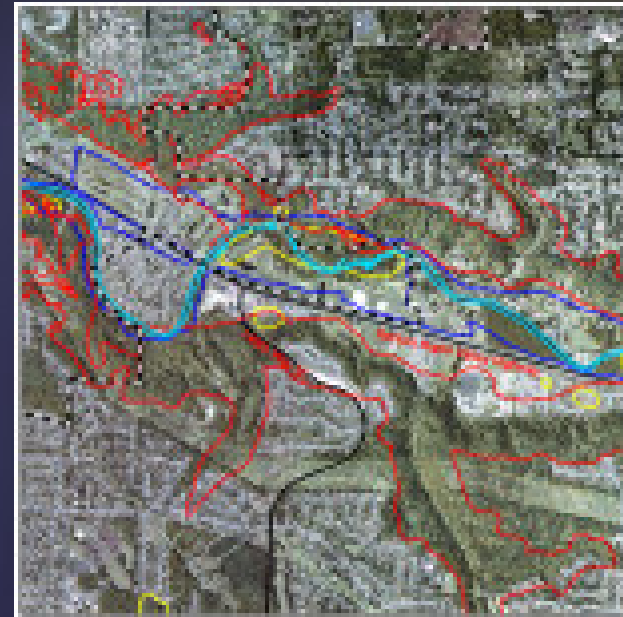
- ❑ Integrate Growth Management Act (GMA) and SMP (RCW 36.70A.480)
- ❑ Both GMA comprehensive plans and Shoreline Master Programs must be updated every 7 years
- ❑ Incorporate New Shoreline Guidelines WAC 173-26 adopted December 2003
- ❑ December 1, 2009 target for update, King County and cities larger than 10,000 (RCW 90.58.080)



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What is Required?

- ☐ Public Involvement
- ☐ Scientific Information
 - ❖ Inventory and Characterization
 - ❖ Cumulative Analysis
- ☐ Use Preference
- ☐ Policies and Regulations



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What is Required?

☐ Scientific Information

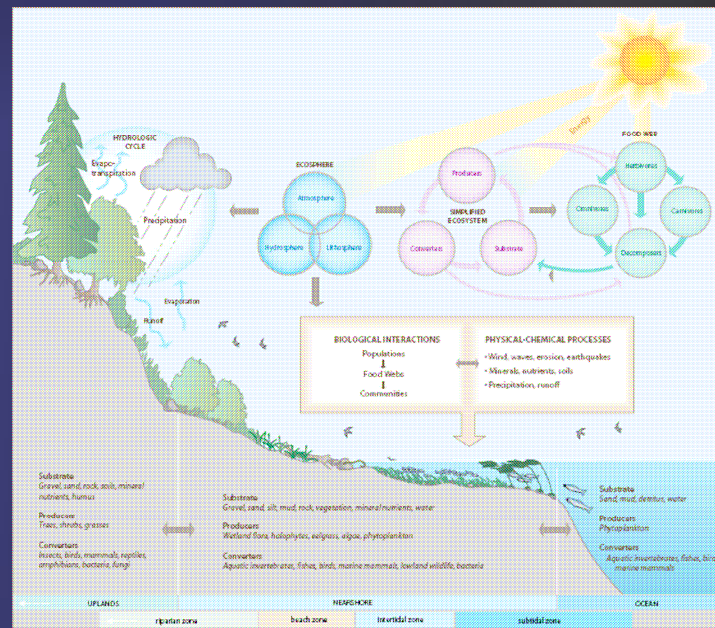
❖ Inventory and Characterization

- Identify the ecosystem-wide processes and ecological functions
- Assess relationship to ecological functions present within the jurisdiction
- Identify specific measures necessary to protect and/or restore the ecological functions and ecosystem-wide processes



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- Identify the ecosystem-wide processes and ecological functions

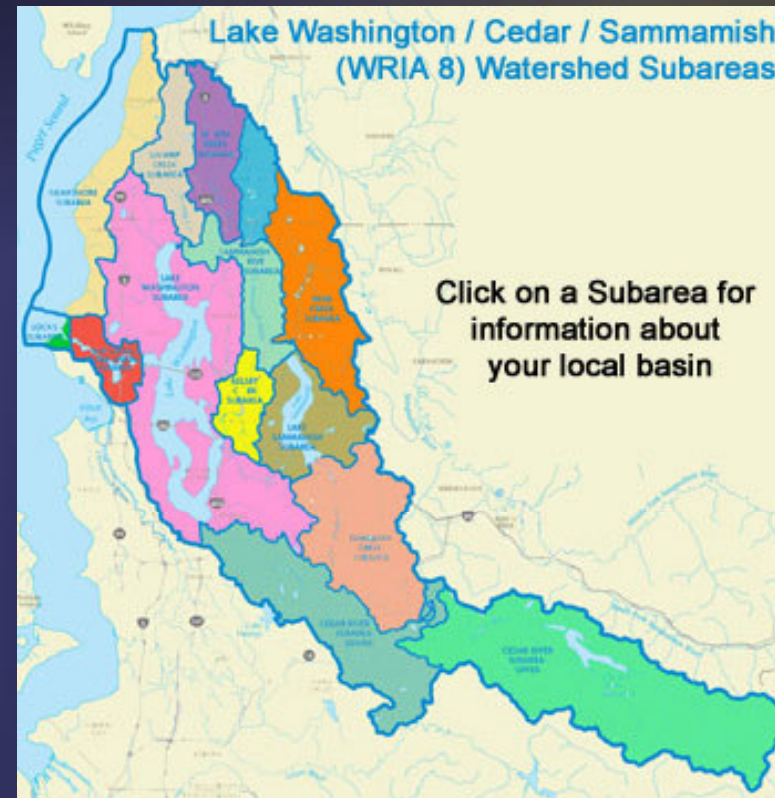


Shoreline
Functions

Parametrix

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- ❑ Identify the ecosystem-wide processes and ecological functions
 - ❖ Primarily Rely on Existing Studies



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❑ Inventory – Reach Level

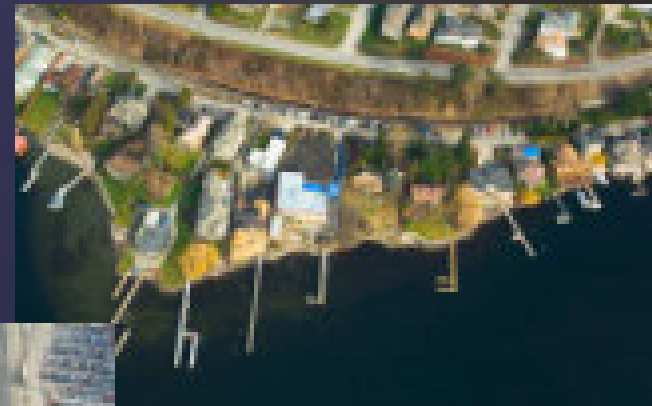
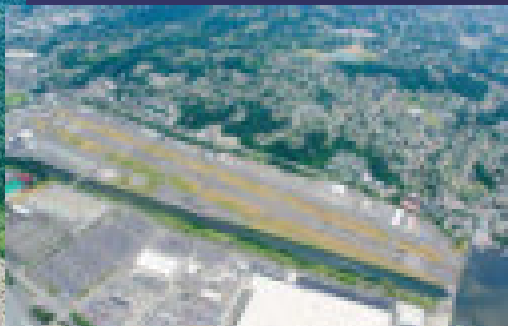
- Compile and evaluate all available information and data (reports, aerial photos, local surveys...)
- Collect, map and summarize existing shoreline conditions, including:
 - Shoreline and adjacent land use and infrastructure
 - Shoreline vegetation
 - Shoreline modifications (armoring, piers and docks, etc.)
 - Critical areas
 - Areas of special interest such as priority fish and wildlife habitat, toxic clean-up sites
 - Existing and potential public access sites
 - Channel migration zones
 - Archeological or historical resources
 - Degraded sites with potential for ecological restoration
 - Existing jurisdictional boundaries, and planning and regulatory provisions that apply



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❑ Inventory – Reach Level

- Develop “reach-based” policies and regulations based on existing shoreline conditions, and ecological functions



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Key “Governing Principles” in Shoreline Guidelines (WAC 173-26)

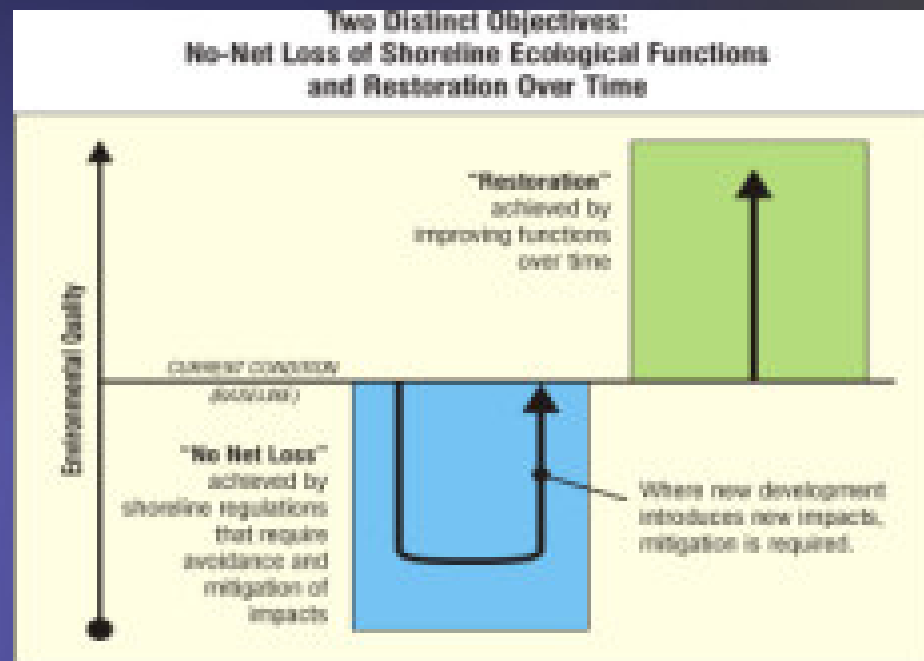
- ☐ No net-loss of ecological functions
- ☐ Priority for Water-Dependent Use
- ☐ Public Access



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Governing Principles

No-net-loss of ecological functions



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Governing Principles

- “No net-loss” of ecological functions
 - ❖ Accomplished through
 - SPM regulations, and
 - Individual permit decisions over time
 - ❖ No Net-Loss includes Cumulative Impacts



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Governing Principles

❑ Cumulative Impacts

- ❖ To ensure no net loss of ecological functions from
 - Reasonably foreseeable future development and use of the shoreline; and
 - Beneficial effects of any established regulatory programs under other local, state, and federal laws.
- ❖ Master programs shall contain policies, programs, regulations that
 - Address adverse cumulative impacts and
 - Fairly allocate the burden of addressing cumulative impacts among development opportunities.



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Governing Principles

☐ Non-Residential Use - Priority for

- ❖ Water-dependent uses
- ❖ Water-related uses
- ❖ Water-enjoyment uses (N/A to industrial)
- ❖ Non water-oriented uses



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Governing Principles – Non Residential Use

❑ **Water-dependent uses** - Cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

- ❖ Shipyard Dry Dock
- ❖ Seaplane Terminal
- ❖ Cargo Terminal
- ❖ Marina (in-water)
- ❖ Vessel Home Port
- ❖ Log Booming



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Governing Principles – Non Residential Use

Water-related uses - Not intrinsically dependent on a waterfront location but whose operation cannot occur economically without a shoreline location.

- ❖ Vessel parts and equipment
- ❖ Seafood Processing Plants
- ❖ Marine Salvage Yards



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Governing Principles – Non Residential Use

Water-enjoyment uses - Provide the opportunity for a significant number of people to enjoy the shoreline.

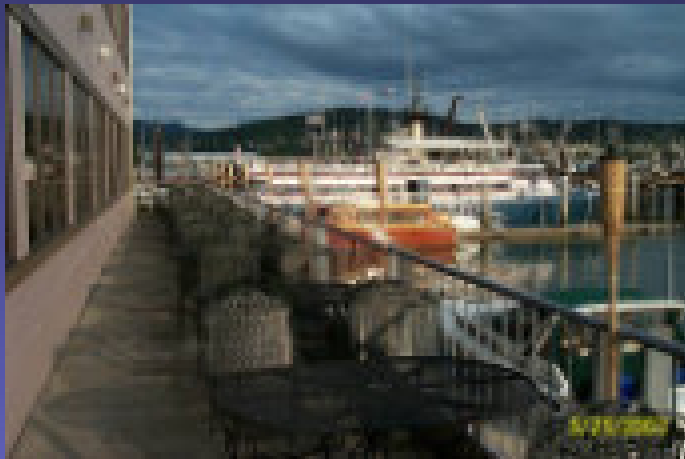
- ❖ Located, designed, and operated to assure the public's ability to enjoy the physical and aesthetic qualities of the shoreline.
- ❖ A recreational use or other use facilitating public access as a primary characteristic.
- ❖ Must be open to the public with shoreline space devoted to public shoreline enjoyment.



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Governing Principles – Non Residential Use

- ☐ **Water-enjoyment uses** - Provide the opportunity for a significant number of people to enjoy the shoreline.



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Governing Principles – Non Residential Use

Non Water-related uses - Have no functional relationship to the shoreline and are not designed to enhance the public's enjoyment of the shoreline

☐ **Permitted ONLY when**

- ❖ A Mixed Use Project with
 - Water-Dependent Uses , and
 - Provides Significant Public Benefit, such as
 - Public Access and/or
 - Restoration
- ❖ Navigability is Severely Limited and provides Significant Public Benefit (as above)
- ❖ Site is physically separated from the shoreline by another property or public right of way.



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Governing Principles

- A Mixed Use Project with
 - Water-Dependent Uses, and
 - Provides Significant Public Benefit, such as
 - Public Access and/or
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Governing Principles

☐ Non Water-related uses - Permitted when

- ❖ Navigability is Severely Limited and the development provides Significant Public Benefit
 - Public Access and/or
 - Restoration
- ❖ Site is physically separated from the shoreline by another property or public right of way.



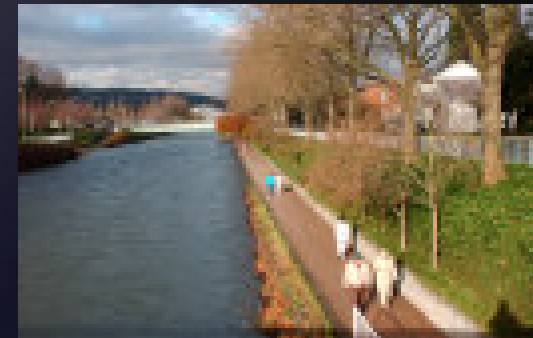
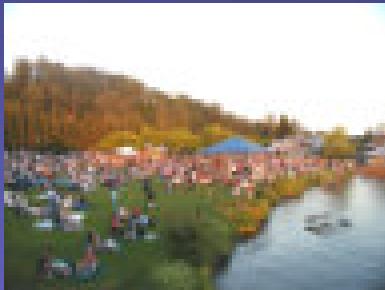
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Governing Principles

❑ Public Access

❖ Major purpose of SMP

- Water Related Recreation
- Access to Land/Water Interface
 - Public Access Plan
 - Public Access in development



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Additional Requirements

- ☐ Vegetation Conservation
- ☐ Shoreline Stabilization
- ☐ Critical Areas



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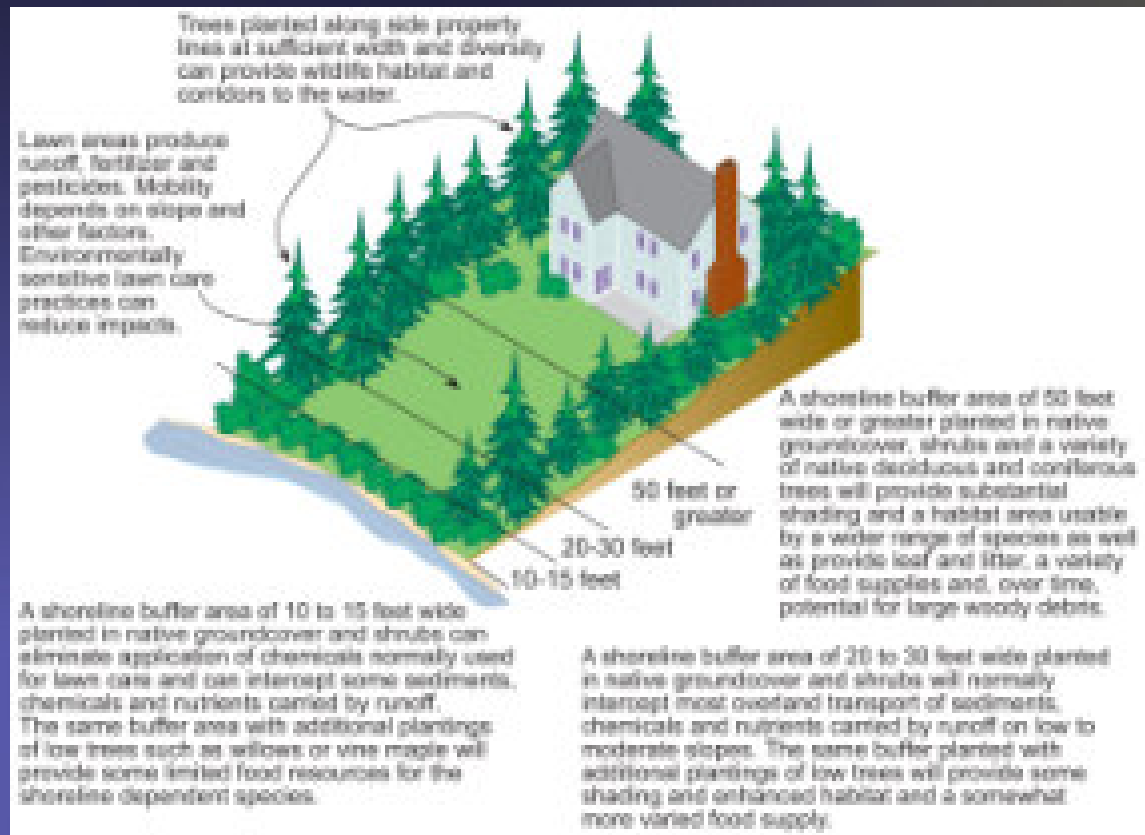
Additional Requirements

- ❑ Vegetation Conservation
 - ❖ Protection of “functions” provided by shoreline vegetation
 - ❖ SMP standards must conserve sufficient vegetation to maintain “functions” over time
 - ❖ “No-net-loss of shoreline ecological functions”



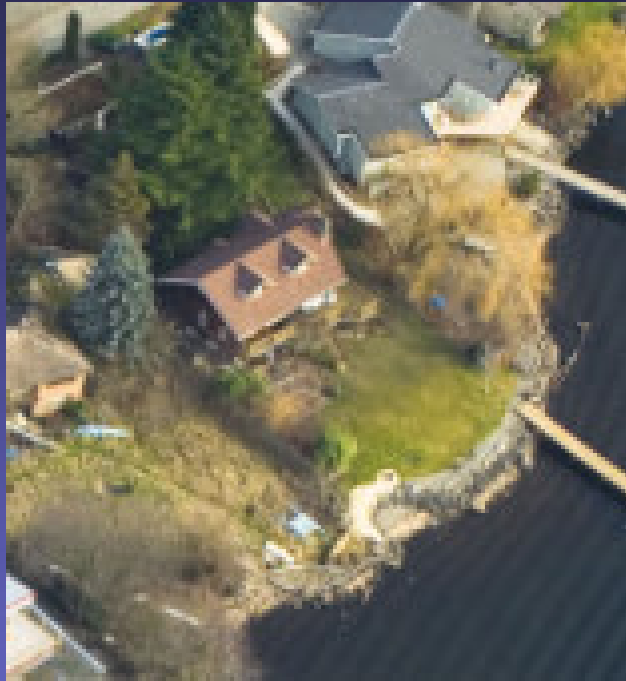
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Vegetation Conservation



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Vegetation Conservation



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Additional Requirements

❑ Shoreline Stabilization

- ❖ Recognize adverse impacts of modification
- ❖ Allow only where need is demonstrated
- ❖ Limit “modifications in number and extent”
- ❖ Give preference to “soft” modifications that:
 - have “lesser impact on ecological functions”, and
 - mitigate impacts – including cumulative
- ❖ “Hard” armoring allowed only after analysis confirms less intrusive “soft” measures won’t work,



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Shoreline Stabilization



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Shoreline Stabilization – Soft Structures

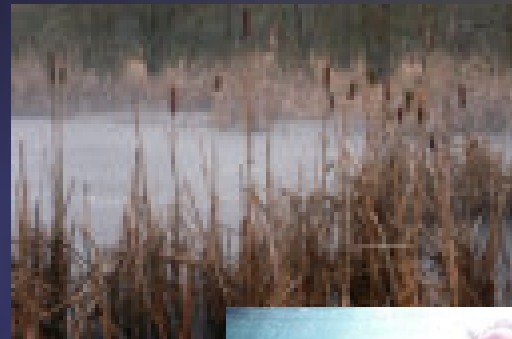


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Additional Requirements

❑ Critical Areas

- ❖ Wetlands
- ❖ Wildlife Habitat
 - Aquatic Habitat
 - Streams
 - Lakes
 - Terrestrial Habitat
- ❖ Frequently Flooded Areas
- ❖ Critical Aquifer Recharge Areas



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Additional Requirements

- ❑ Critical Areas
 - ❖ Updated City-wide in 2004
 - ❖ Critical Area Amendment to Shoreline Regulations approved by City BUT NOT Approved by Ecology
 - ❖ Critical Areas in Shoreline must be “as restrictive” as outside of shoreline
 - ❖ “No Net Loss” on a reach basis



City of Renton, Shoreline Master Program

Schedule

- ☐ Now to July 2008 – Inventory/Characterization
- ☐ Sept 2008 to Early 2009 – Assess Options
- ☐ Mid 2009 – Draft Shoreline Master Program
- ☐ Mid to Late 2009 – Review & Adoption

